069.0	0002	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	819,800 / 819,800
					USE VALUE:	819,800 / 819,800
					ASSESSED:	819,800 / 819,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28		DRAPER AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SINGH VIPENDER &
Owner 2:	CASEY KELLY
Owner 3:	
Street 1:	28 DRAPER AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	RUBIO OSPINA MARIO/TR & -
Owner 2:	GEBHARD MARGARET/TR -
Street 1:	28 DRAPER AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,280 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1920, having primarily Vinyl Exterior and 3070 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5280.000	408,600	6,300	404,900	819,800
Total Card	0.121	408,600	6,300	404,900	819,800
Total Parcel	0.121	408,600	6,300	404,900	819,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 267.01 | /Parcel: 267.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 069.0-0002-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	408,500	6300	5,280.	404,900	819,700	819,700	Year End Roll	12/18/2019
2019	101	FV	323,000	6300	5,280.	376,000	705,300	705,300	Year End Roll	1/3/2019
2018	101	FV	323,000	6300	5,280.	376,000	705,300	705,300	Year End Roll	12/20/2017
2017	101	FV	323,000	6300	5,280.	329,700	659,000	659,000	Year End Roll	1/3/2017
2016	101	FV	322,100	6300	5,280.	300,800	629,200	629,200	Year End	1/4/2016
2015	101	FV	304,200	6300	5,280.	266,100	576,600	576,600	Year End Roll	12/11/2014
2014	101	FV	304,200	6300	5,280.	251,600	562,100	562,100	Year End Roll	12/16/2013
2013	101	FV	304,200	6300	5,280.	239,500	550,000	550,000		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 5911

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RUBIO OSPINA MA	68596-573		12/15/2016		875,000	No	No		
RUBIO OSPINA MA	66317-419		11/2/2015	Convenience	99	No	No		
	13977-412		5/1/1980		75,000	No	No		ARDIS F KEEFER D.O.D. 1/29/2015 BK 66317 PG 4

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/5/2020	319	Add Bath	18,000	O				
3/2/2017	227	Alterati	10,000	C				remove int walls 1
7/11/2013	1065	Manual	529,470	C				
3/27/1992	95	Manual	800					W/B/STOVE

ACTIVITY INFORMATION

Date	Result	By	Name
10/14/2016	Measured	DGM	D Mann
1/8/2014	Info Fm Prmt	EMK	Ellen K
12/15/2008	Meas/Inspect	345	PATRIOT
10/15/1999	Meas/Inspect	266	PATRIOT
7/27/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5280		Sq. Ft.	Site		0	70.	1.10	12									404,882						404,900	

Total AC/HA: 0.12121 | Total SF/SM: 5280 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 404,882 | Spl Credit | Total: 404,900

USER ACCT

43937

GIS Ref

GIS Ref

Insp Date

10/14/16

!5911!

PRINT

Date	Time
12/10/20	20:44:11

LAST REV

Date	Time
07/08/20	10:01:20

danam

USER DEFINED

Prior Id # 1:	43937
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	2 - Clapboard	20	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.18057096
Const Adj.:	1.00789928
Adj $ / SQ:	154.687
Other Features:	90877
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	555157
Depreciation:	146561
Depreciated Total:	408596

COMMENTS

SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

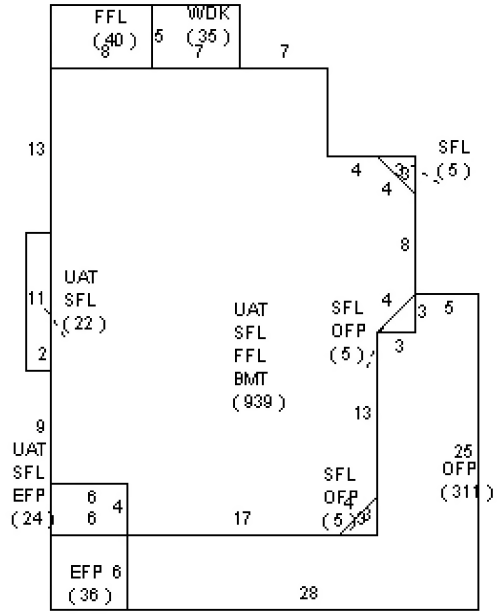
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	170.16
Special Features:	0	Val/Su Net:	114.13
Final Total:	408600	Val/Su SzAd	206.47

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,000	154.690	154,687
FFL	First Floor	979	154.690	151,438
BMT	Basement	939	73.550	69,067
OFP	Open Porch	321	21.810	7,001
UAT	Upper Attic	246	108.280	26,664
EFP	Enclos Porch	60	73.170	4,390
WDK	Deck	35	16.130	564

Net Sketched Area:	3,580			Total:	413,811
Size Ad	1979	Gross Are	4319	FinArea	3070

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	90	C	
UAT	100	FLA	100	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 069.0-0002-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	6X34	A	AV	1995	4.09	T	19.2	101			700			700
4	Garage W/Lof	D	Y	1	20X20	A	AV	1925	23.38	T	40	101			5,600			5,600

More:	N	Total Yard Items:	6,300	Total Special Featues:		Total:	6,300